

3 Gavinburn Place, Old Kilpatrick, G60 5JP

Offers over £92,500

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Elevate Property Services are delighted to present this splendid one-bedroom top-floor flat within a traditional red sandstone tenement building to market. Situated within the highly sought-after area of Old Kilpatrick, this well-presented home enjoys a convenient location within walking distance of local amenities and public transport links. Offering comfortable accommodation alongside attractive views towards the Kilpatrick Hills, the property is sure to appeal to first-time buyers, downsizers and investors alike. Early viewing is highly recommended for all interested parties!







Further Inormation

Externally, the property benefits from on-street parking to the front, while to the rear there is access to a communal garden incorporating a shared drying green. Entry to the building is via a secure door entry system, leading into the well-maintained communal close, with the flat positioned on the top floor.

On entering, you are welcomed into a reception hallway providing access to the principal accommodation. The bright lounge features a large bay window, allowing plenty of natural light into the room while enjoying attractive views towards the Kilpatrick Hills. The galley-style kitchen comprises a range of fitted units, offering useful storage and worktop space. Additional room is available for freestanding appliances, including a washing machine, fridge-freezer and cooker, creating a practical space for everyday cooking and meal preparation.

The beautifully decorated double bedroom benefits from generous proportions and overlooks the rear garden space. Accessed from the hallway, a separate large walk-in wardrobe is available, offering excellent storage. Completing the accommodation is a galley-style bathroom comprising of a bath with shower over, wash-hand basin and W.C.

Further features include gas central heating and double glazing throughout, contributing to a positive energy efficiency rating.

This charming property is situated within the heart of the popular Old Kilpatrick area. The village of Old Kilpatrick is nestled on the banks of the River Clyde and close to the Erskine Bridge. It's known for its Roman heritage, scenic landscapes, and strong community spirit. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

In terms of transportation, Old Kilpatrick is well-connected to Glasgow and other nearby towns and cities. The village has several bus and train routes that provide regular service to Glasgow and other parts of Scotland and is located within easy access to the M8 motorway. For those interested in cycling, the village is also situated on the National Cycle Network Route 7, which provides access to some of Scotland's most scenic landscapes.

We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

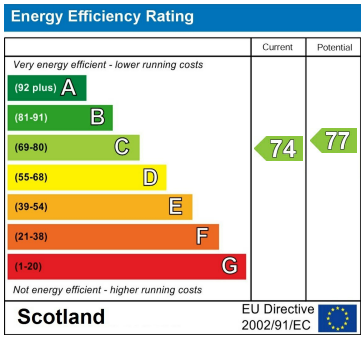
Area Map



Floor Plans



Energy Efficiency Graph



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